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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: COVINGTON ESTATES MINOR SUBDIVISION
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD (NYS ROUTE 300)
SECTION 65 - BLOCK 1 - LOT 1.12
PROJECT NUMBER: 08-11
DATE: 13 AUGUST 2008
DESCRIPTION: THE APPLICATION PROPOSES A TWO-LOT SUBDIVISION OF THE PARCEL, WHICH IS THE SUBJECT OF A PRIOR CONDITIONAL MULTI-FAMILY RESIDENTIAL SITE PLAN APPROVAL. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 9 JULY 2008 PLANNING BOARD MEETING.

1. The plat has been revised such that each lot meets the bulk requirements of the zone, with the layout of the multi-family units being shown for reference. General Notes 8 & 9 make appropriate reference to the "joined" nature of the lots, given the fact the overall property is the subject to the Site Plan approval. The Attorney for the Planning Board has reviewed these notes and has indicated they are acceptable; he should advise if they should also be added as Restrictive Covenants in the Deeds of Record.
2. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
4. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
5. The application has been referred to the O.C. Dept. of Planning. A response is pending.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

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